

# REGENT'S WHARF



**A NEW CANALSIDE CAMPUS FOR KING'S CROSS**  
**UP TO 111,000 SQ FT AVAILABLE NOW**







Hidden within the heart of King's Cross, through a discreet archway, Regent's Wharf is a destination in itself. Forged in a rich industrial heritage, a ground-breaking new campus has been created with the next generation of innovators in mind.

Victorian mills and warehouses connect with a stunning new building to create an interlinked campus surrounding a central courtyard, topped by terraces and fringed by a beautiful private garden.

This is a dream opportunity for a business to inhabit a ready-made, flexible campus, or to be part of a wider, self-sustaining community by occupying a single building or individual floors.

# WELCOME TO AN INSPIRING ECOSYSTEM

R  
W

ETT YARD





Limelight, novels and cakes for cattle... discover the makers and mavericks that created the illustrious history of Regent's Wharf.



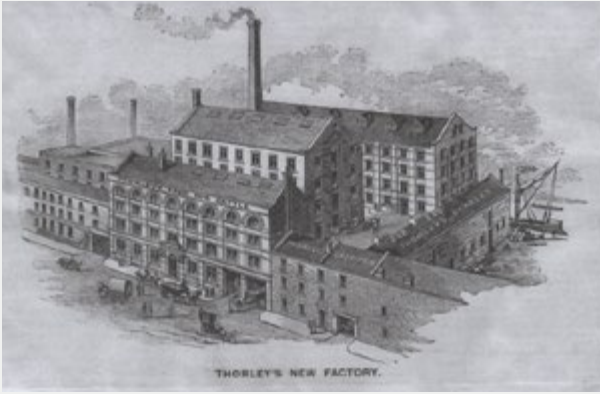
# 1820

With the Industrial Revolution and the construction of the railways in North London, Regent's Canal became indispensable and played a fundamental role in the influence London had over the rest of Britain.



# 1849

As early as 1849 Regent's Wharf, set behind Victorian terraced housing, appeared on maps, depicting a timber yard which was home to 'Haggis and Sons The Caledonian Patent Sawing and Planing Mills'.



# 1857

By 1857, the site was taken on by Thorley's Food for Cattle with buildings used as stables, a spice mill, packing offices and warehouses. The site continued to attract a wide range of industries from packing to publishing, initially benefiting from the canal connections and more recently enjoying the central King's Cross location.



# 1892

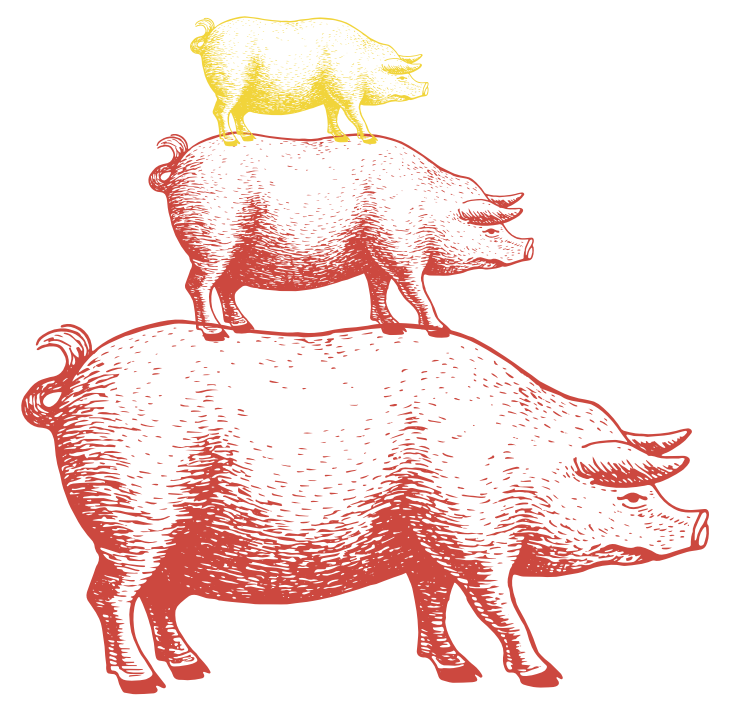
Thorley's many successes were rewarded with a royal warrant in 1892 and the colours and iconic pig of this important contributor to British industrial heritage are honoured in the new Regent's Wharf brand, weaving the vibrant history of the site into the new campus and continuing the narrative of a place for pioneers.



4 BUILDINGS  
111,000<sup>SQ</sup><sub>FT</sub>  
of CONTEMPORARY  
SPACE  
PLUS COURTYARD  
& ROOF  
TERRACES

# THINK Laterally

Cutting-edge workspace across 4 interconnected buildings  
with both CAT A and fully fitted options available.







INTRODUCTION

HERITAGE

~~DEVELOPMENT~~

KING'S CROSS

MAP

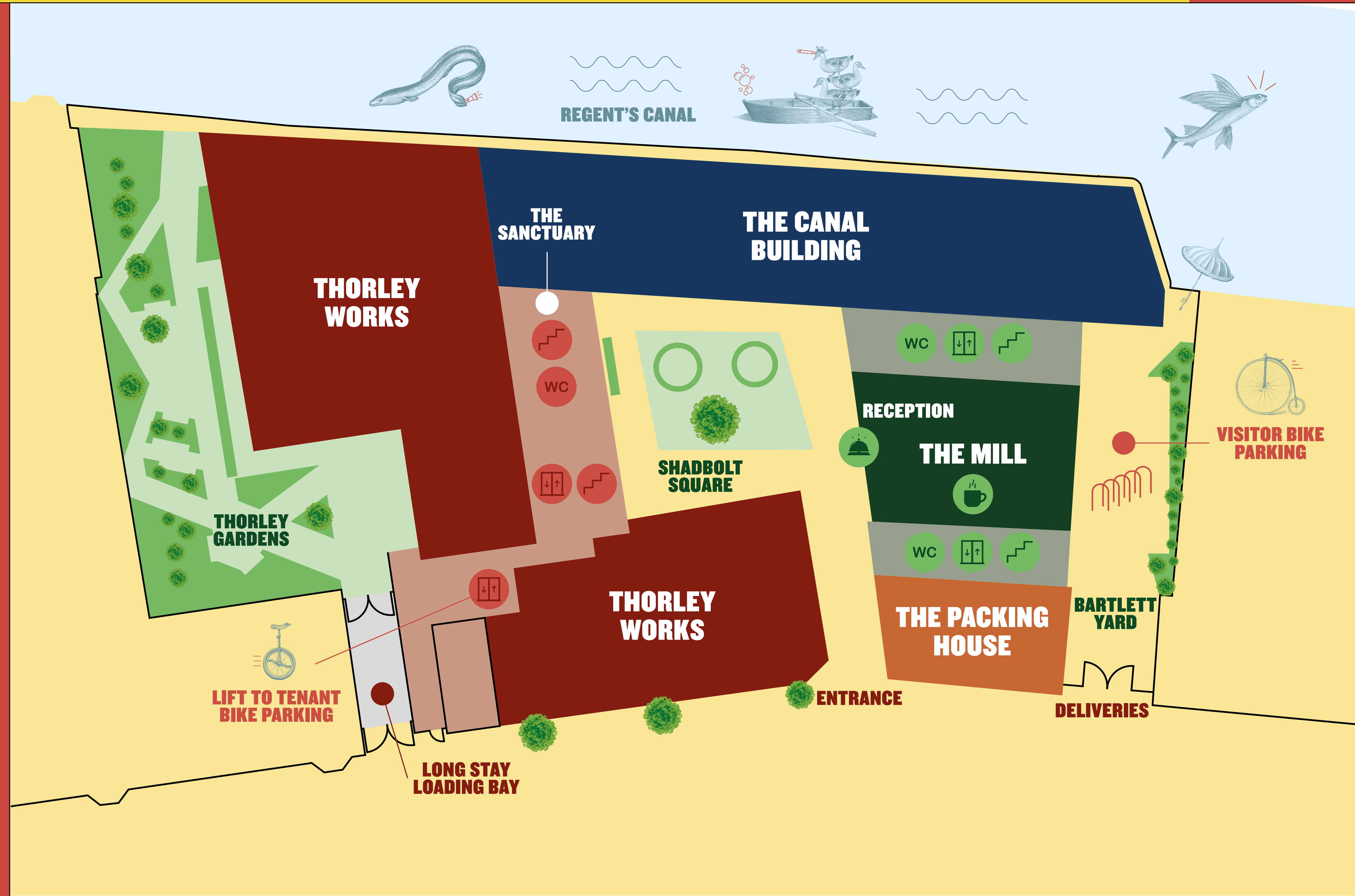
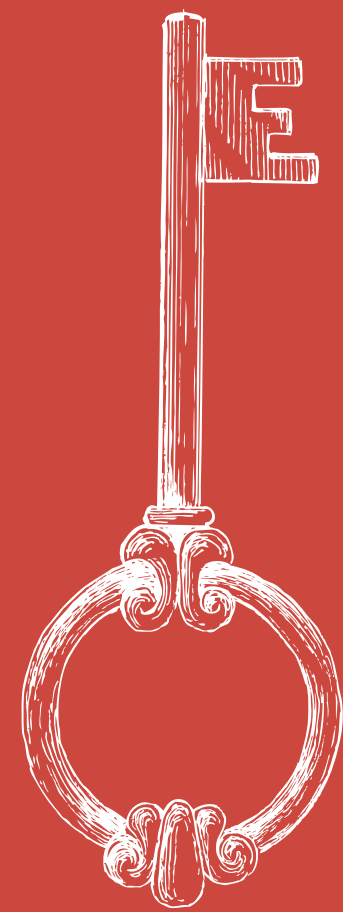
TRANSPORT

GALLERY

FLOORPLANS

CONTACT

# CAMPUS MAP







The Canal Building looking out to Regent's Canal



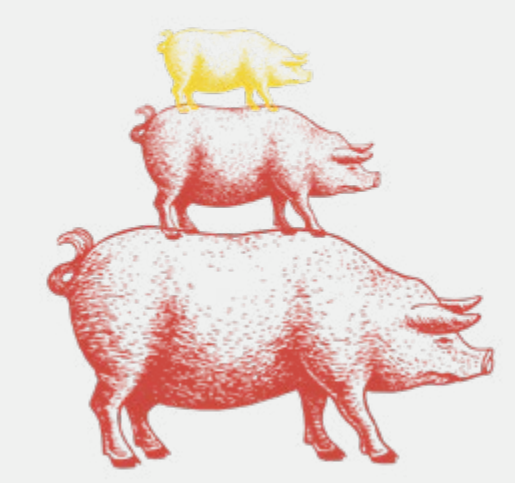
# BUILDING HIGHLIGHTS



A flexible campus of warehouse workspace and contemporary offices



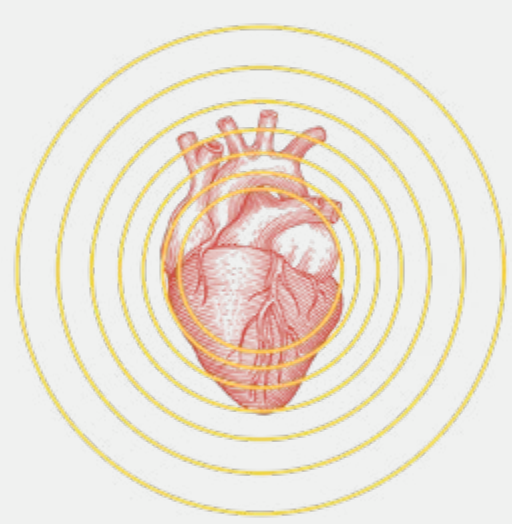
A hidden oasis at the heart of King's Cross



Occupation density of 1:8 (new build) and 1:10 (heritage)



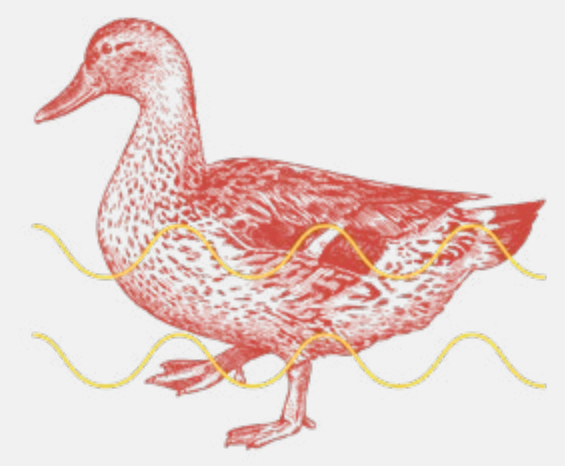
WiredScore Platinum



Four interlinked buildings around a landscaped courtyard



The ability to accommodate laboratory spaces with 3.5m floor to ceiling height (at Thorley Works only)



Views over the canal and beyond from both main workspaces

up to  
**6,900** SQ FT  
of mixed-use opportunities

up to  
**16,100** SQ FT  
of gardens and terraces

up to  
**49,300** SQ FT  
of heritage warehouses

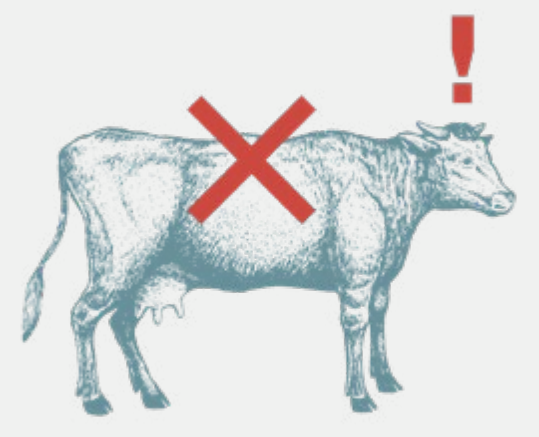
up to  
**62,400** SQ FT  
of cutting-edge new build



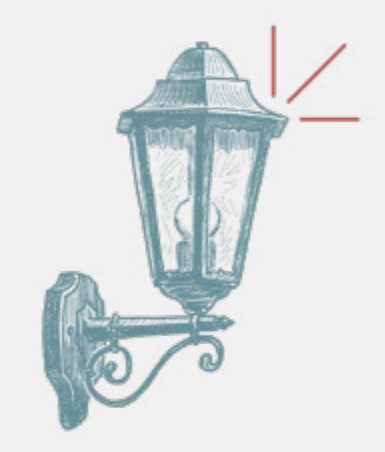
# SUSTAINABILITY + WELLBEING



BREEAM Excellent – more than 16 tons of carbon emissions saved by using canal in construction



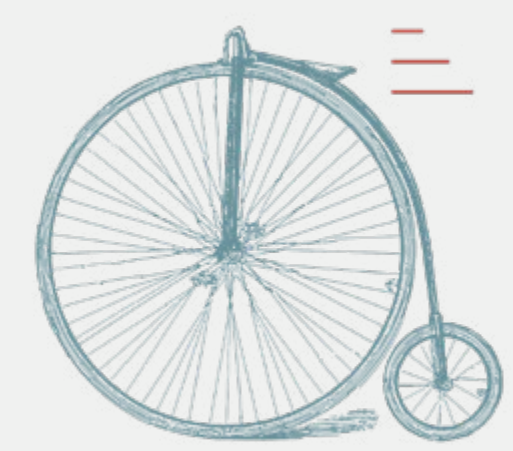
Carbon neutral, gas-free buildings procuring renewable energy



EPC A



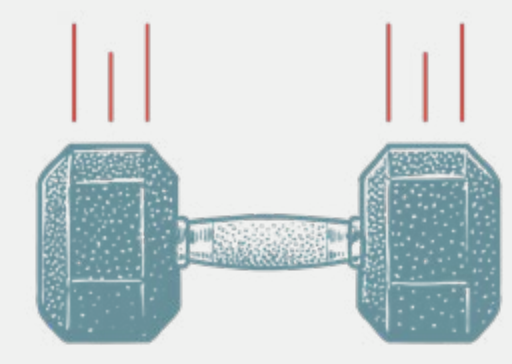
Parenting Room



Active Score Platinum – ample provision of showers, lockers, cycle parking, cycle charging and even Brompton bike lockers



WELL Gold Enabled – Waterside working with natural ventilation to the canal



Potential to create multi-purpose fitness suite



1,300% increase in greening and addition of 15 bird and bat boxes





**UP TO**  
**16,100 SQ FT**  
*of* **GARDENS**  
**AND TERRACES**







# COMMUTER FACILITIES

Regent's Wharf has been designed with its' occupiers in mind. Your commute will be all the smoother knowing you can shower, store, and charge - all at the office.



**16** TOWEL  
SHOWERS SERVICE  
*available*  
**& 108**  
LOCKERS *for*  
ACTIVE COMMUTERS



**160** E-BIKE  
LONG STAY & *and* SCOOTER  
CHARGING POINTS  
**34** SHORT STAY  
CYCLE SPACES  
BROMPTON  
*bike* LOCKERS









# INSIDERS' KING'S CROSS



With a privileged canalside position, tucked away from the madding King's Cross crowds but just minutes from Granary Square and the stations, occupiers at Regent's Wharf can choose from lesser known local hotspots or join the throng for fun afterwork drinks and a lively atmosphere.





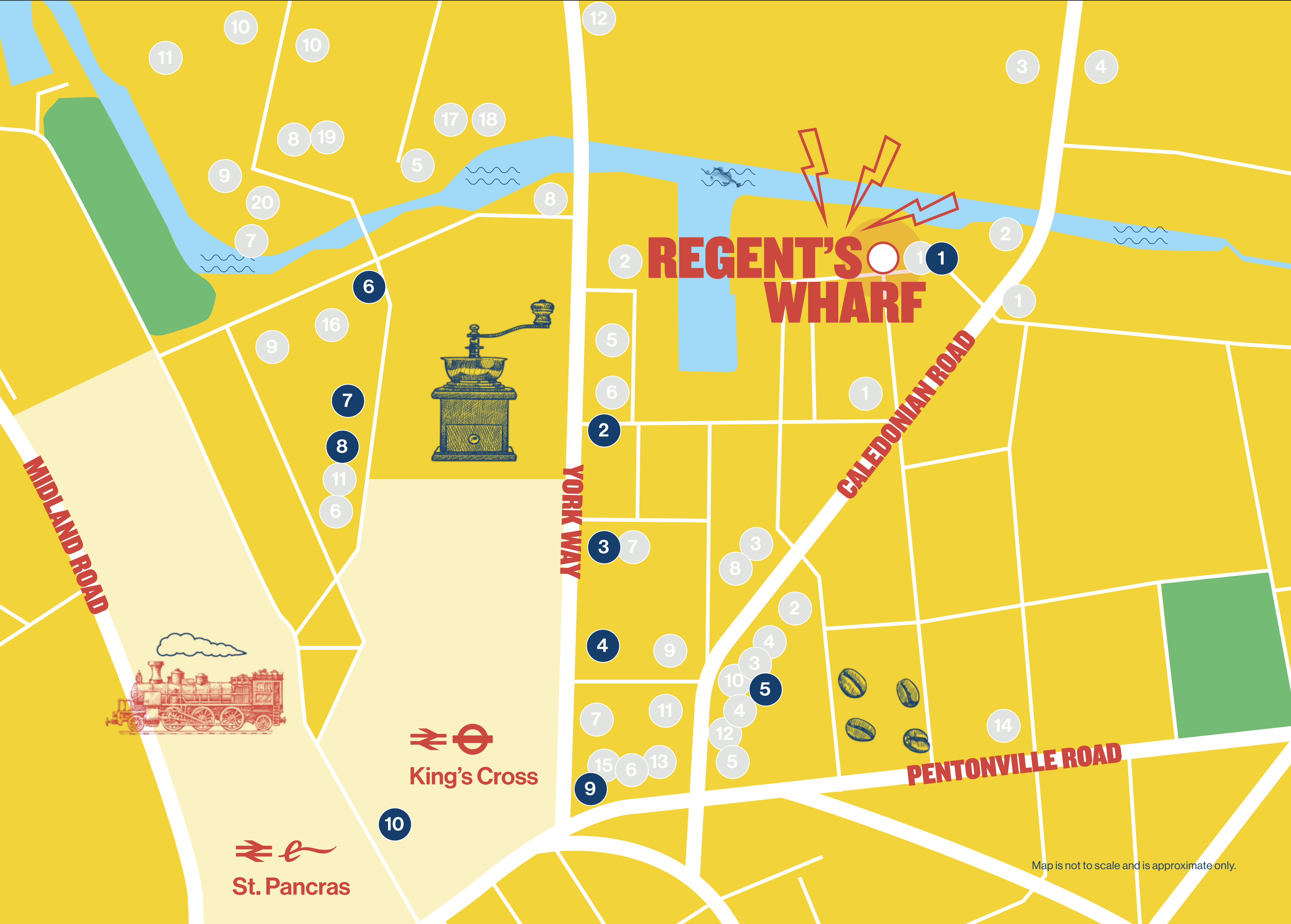




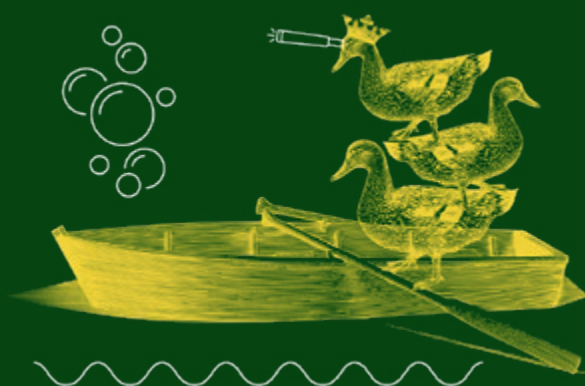


# GRAB *a* COFFEE

- 1 RW Café
- 2 Pret A Manger
- 3 Nourished Communities
- 4 Costa Coffee
- 5 Keystone Coffee
- 6 Kiss the Hippo Coffee
- 7 Carhartt Coffee
- 8 Notes Coffee Roasters
- 9 Starbucks
- 10 Hermanos Colombian Coffee Roasters







# HEAD OUT *for* LUNCH

- |                         |                     |
|-------------------------|---------------------|
| 1 RW Café               | 11 Rosa's Thai      |
| 2 Kaki                  | 12 Nenno            |
| 3 Marathon Restaurant   | 13 Coqfighter       |
| 4 Merkato               | 14 Mildreds         |
| 5 Ekachai               | 15 Camino           |
| 6 Franco Manca          | 16 BAO              |
| 7 Nourished Communities | 17 Canopy Market    |
| 8 BunCo                 | 18 Waitrose         |
| 9 Tesco Express         | 19 Caravan          |
| 10 Supawan              | 20 Sons + Daughters |







# IMPRESS *a* CLIENT

- |                               |                |
|-------------------------------|----------------|
| 1 The Cross                   | 9 Hicce        |
| 2 Rotunda                     | 10 Vermuteria  |
| 3 Flat Iron                   | 11 Porte Noire |
| 4 Vitruvian                   |                |
| 5 The Lighterman              |                |
| 6 German Gymnasium            |                |
| 7 The Coal Office             |                |
| 8 Granary Square<br>Brasserie |                |







# DRINKS *after* WORK

- |                      |                       |
|----------------------|-----------------------|
| 1 The Thornhill Arms | 8 The Gas Station     |
| 2 King Charles I     | 9 Sweetwater & Nola's |
| 3 Simmons            | 10 Spiritland         |
| 4 St. Elmo's         | 11 Vinoteca           |
| 5 Scottish Stores    | 12 Two Tribes Brewery |
| 6 Bar Pepito         |                       |
| 7 The Fellow         |                       |







# YOUR *local* NETWORK

In the heart of King's Cross yet tucked away in a calm canalside position, Regent's Wharf is just 5 minutes' walk from Europe's most connected transport hub. Home to worldwide brands, global tech giants and the best talent around, the regeneration of King's Cross has established the area as one of London's most exciting cultural and social destinations.

## LOCAL OCCUPIERS

- |                       |                  |
|-----------------------|------------------|
| 1 Eagle Genomics      | 9 Nike           |
| 2 LFS                 | 10 Universal     |
| 3 Hope & Glory        | 11 Havas         |
| 4 XERO                | 12 YouTube Space |
| 5 Macmillan Education | 13 AstraZeneca   |
| 6 ArtFund             | 14 Hoare Lea     |
| 7 Google              | 15 UAL           |
| 8 TomDixon.           | 16 Impact Hub    |







INTRODUCTION

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# IN THE AREA



THE LIGHTERMAN



KING'S CROSS ST PANCRAS STATION



THORNHILL ARMS



NOTES



COAL DROPS YARD



GERMAN GYMNASIUM



REGENT'S CANAL



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# EXPAND YOUR HORIZIIONS

Place your brand in the most connected destination in London, the UK and Europe.

6

6 Underground lines connecting to all corners of London

2

National mainline rail stations, plus Euston just 500m beyond

5

All five of London's international airports are within an hour – with direct services to Heathrow, Gatwick and Luton

14

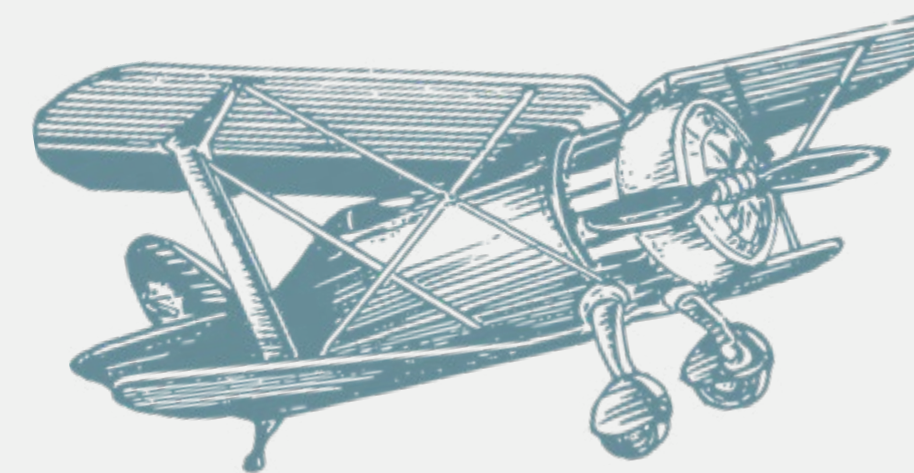
14 bus lines running here there and everywhere



International high-speed rail connecting London with Europe

800

800 cycle-space interchange including Santander and Brompton bike stands





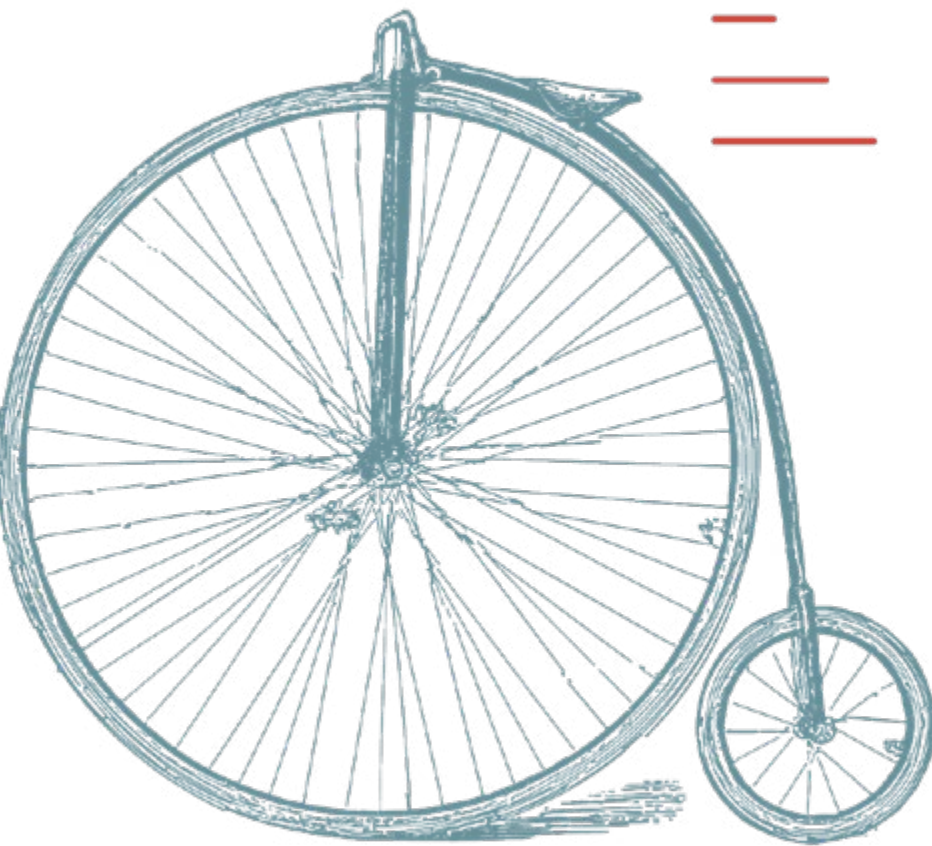


# ON YOUR BIKE

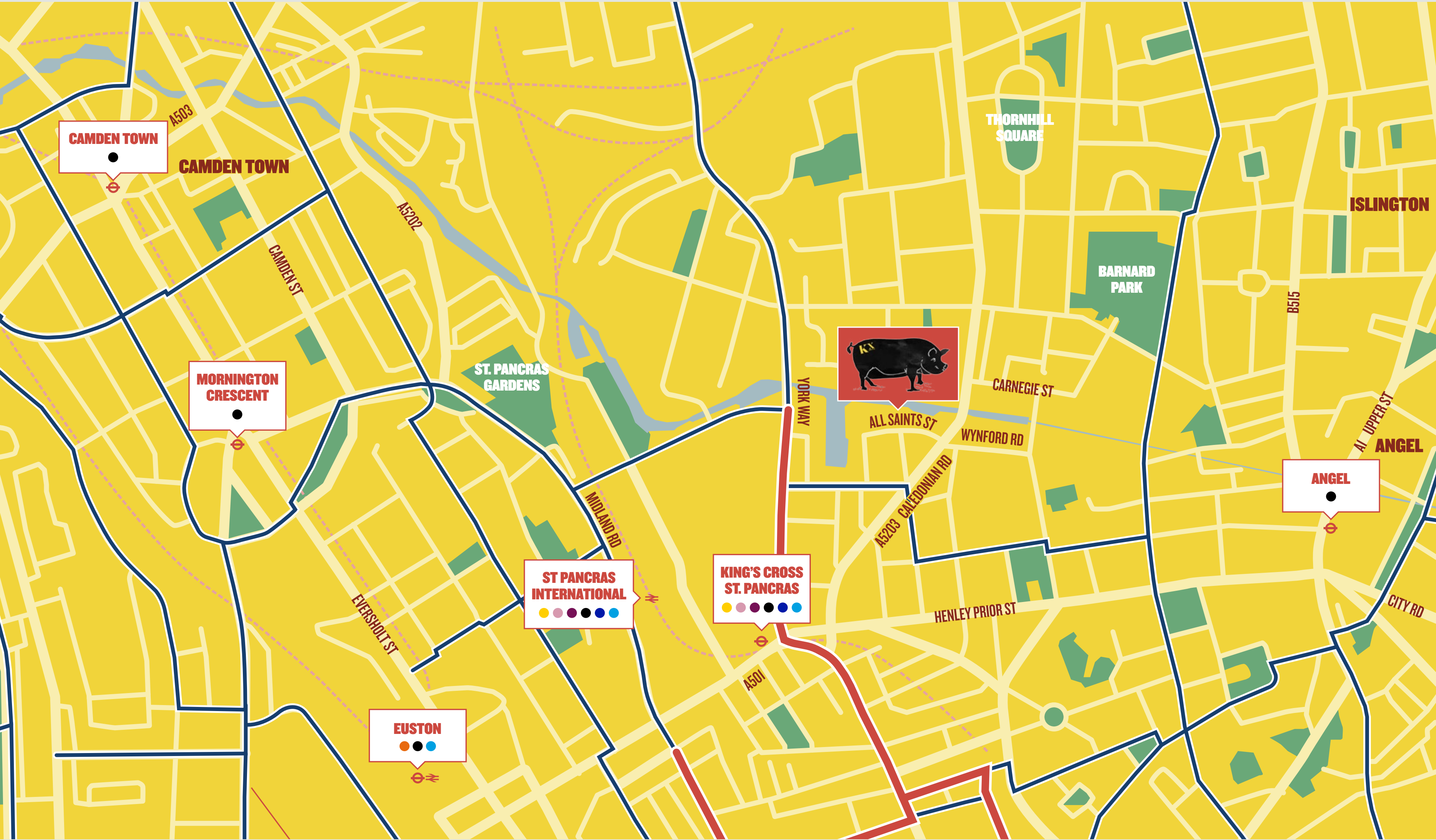
With 194 cycle spaces on site, electric charging points, Brompton lockers and Regent's Wharf's very own TfL Santander bike stand, there's nothing standing in the way for peddle pushers.

Despite being a key public transport hub, safe cycle routes run to and from King's Cross including along the canal which connects West to East and the Shoe Lane route through Midtown, piecing together narrow streets, blocked to motorists by bollards and emerging opposite St. Pancras Station.

Once complete the cycle interchange at King's Cross will provide 800 cycle spaces for commuters and cycling for your commute is made all the easier with a free cycle maintenance service, available at Lewis Cubitt Square on Wednesdays throughout the Summer.



## ON YOUR BIKE



Map is not to scale and is approximate only.





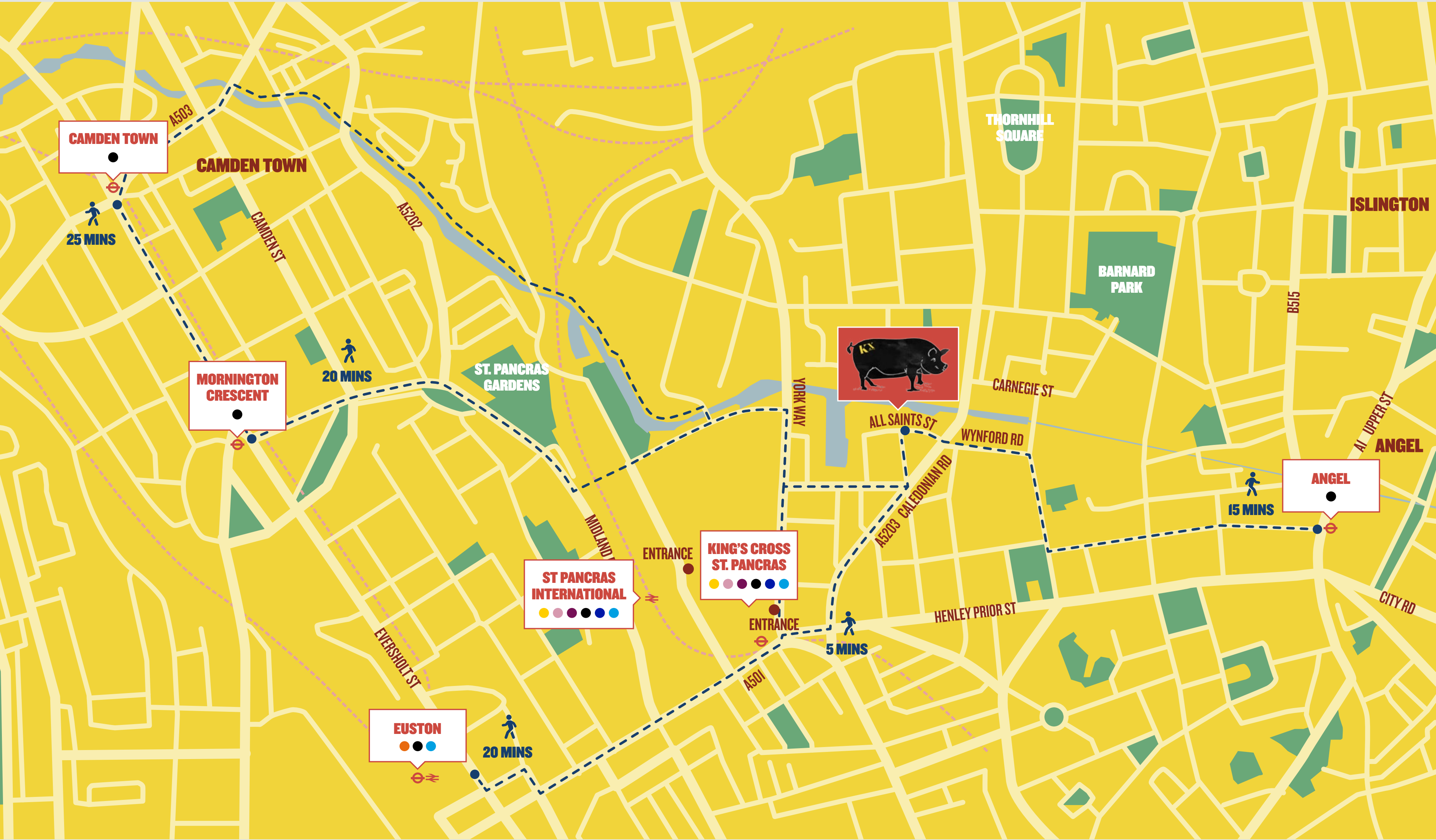
# TAKE THE TUBE

Under 10 minutes walk from Regent's Wharf, King's Cross St. Pancras Underground station links six London Underground lines – Circle, Piccadilly, Hammersmith & City, Northern, Metropolitan and Victoria. This makes it the biggest interchange on the London Underground.

## Travel times by Tube

Euston	2 mins
Caledonian Road	2 mins
Oxford Circus	5 mins
Liverpool Street	8 mins
Bank	9 mins
Victoria	9 mins
Charing Cross	12 mins
Paddington	13 mins
Waterloo	15 mins
Canary Wharf	22 mins

### TAKE THE TUBE



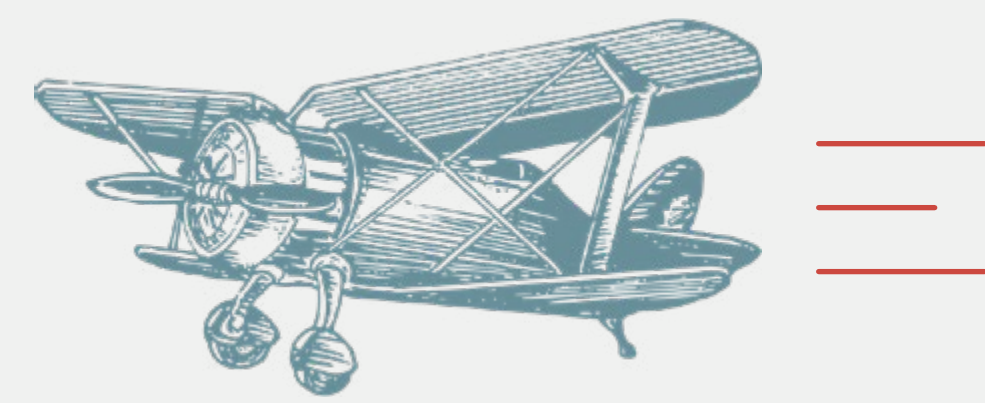
Map is not to scale and is approximate only.







# AREA SCHEDULE



## THORLEY WORKS

Floor	Office space (sq ft)	Outdoor space (sq ft)	Spec
5	7,314	1,765	CAT A
4	10,752	78	CAT A
3	10,727	78	CAT A
2	11,165	78	CAT A
1	LET TO BENDING SPOONS		
G	LET TO BENDING SPOONS		
G	3,798	-	Retail/ Office
LG	453 874	-	Office Storage
Total	45,083	1,999	

## THE CANAL BUILDING

Floor	Office space (sq ft)	Outdoor space (sq ft)	Spec
4*	6,604	-	CAT A
3	5,608	-	CAT A
2	5,588	-	CAT A
1	5,541	55	Fully fitted
G	LET TO SORDO MADALENO		
Total	23,341	55	

## THE MILL

Floor	Office space (sq ft)	Outdoor space (sq ft)	Spec
5	2,355	-	CAT A
4	1,938	-	CAT A
3	1,948	22	Fully fitted
2	1,894	23	Fully fitted
1	1,875	29	Fully fitted
G	1,435	2,605	Reception
LG	1,657	-	Event space
Total	13,102	2,679	

## THE PACKING HOUSE

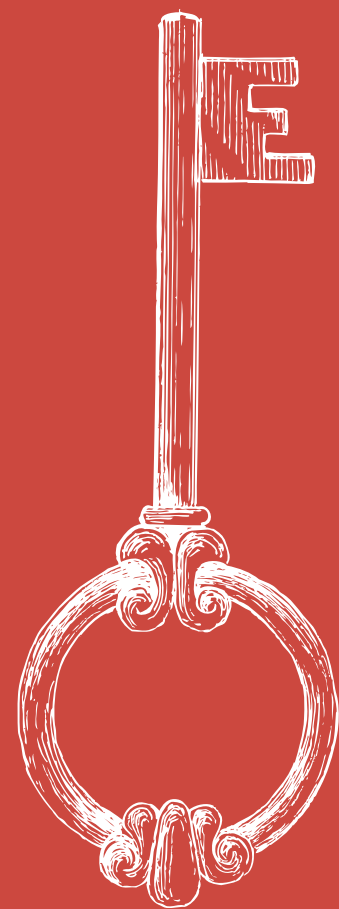
Floor	Office space (sq ft)	Outdoor space (sq ft)	Spec
5	-	1,475	Communal roof terrace
4	1,295	269	CAT A
3 East	914	-	CAT A
3 West**	780	-	CAT A
2**	1,745	-	CAT A
1**	1,705	-	CAT A
G	1,084	-	Fully fitted
Total	7,523	1,744	

\*The 4th & 5th floors can be split to provide 4,950 sq ft and 1,654 sq ft respectively  
\*\*Affordable workspace

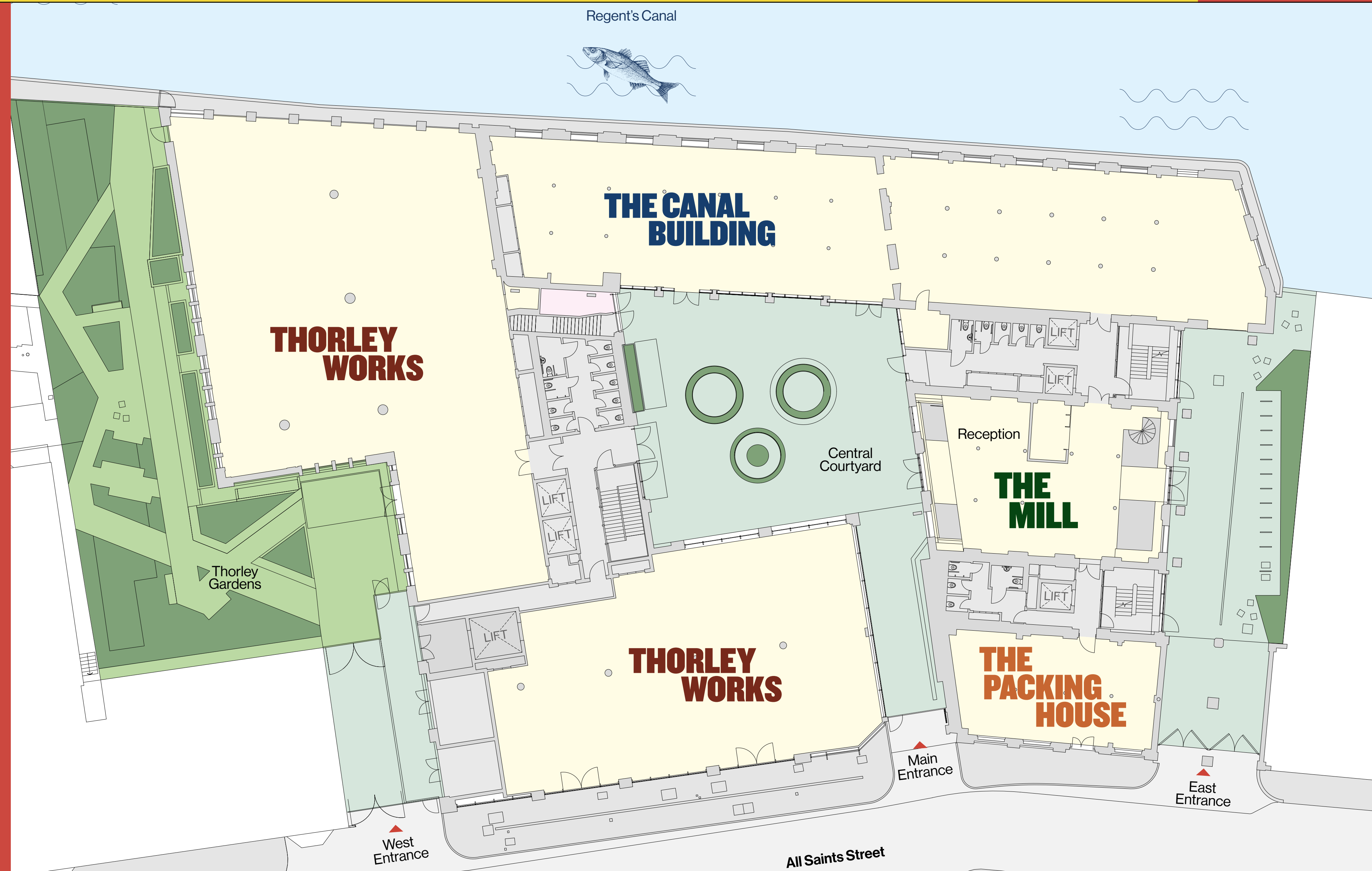


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# GROUND FLOOR



## GROUND FLOOR



**THORLEY  
WORKS**

6,152 sq ft office  
5,866 sq ft outdoor space

**THE CANAL  
BUILDING**

5,372 sq ft office

**THE MILL**

1,435 sq ft reception  
2,605 sq ft outdoor space

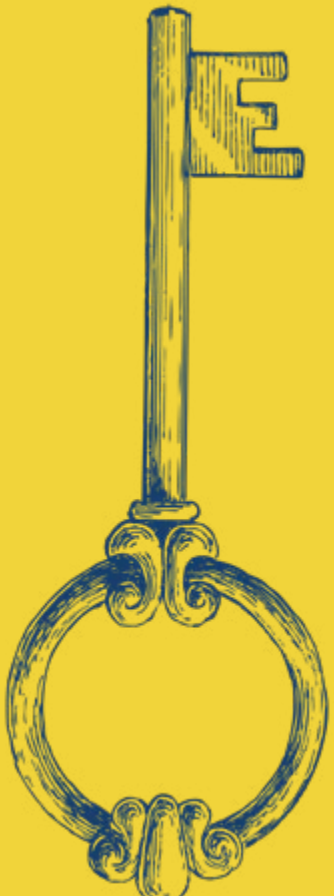
**THE PACKING  
HOUSE**

1,084 sq ft reception

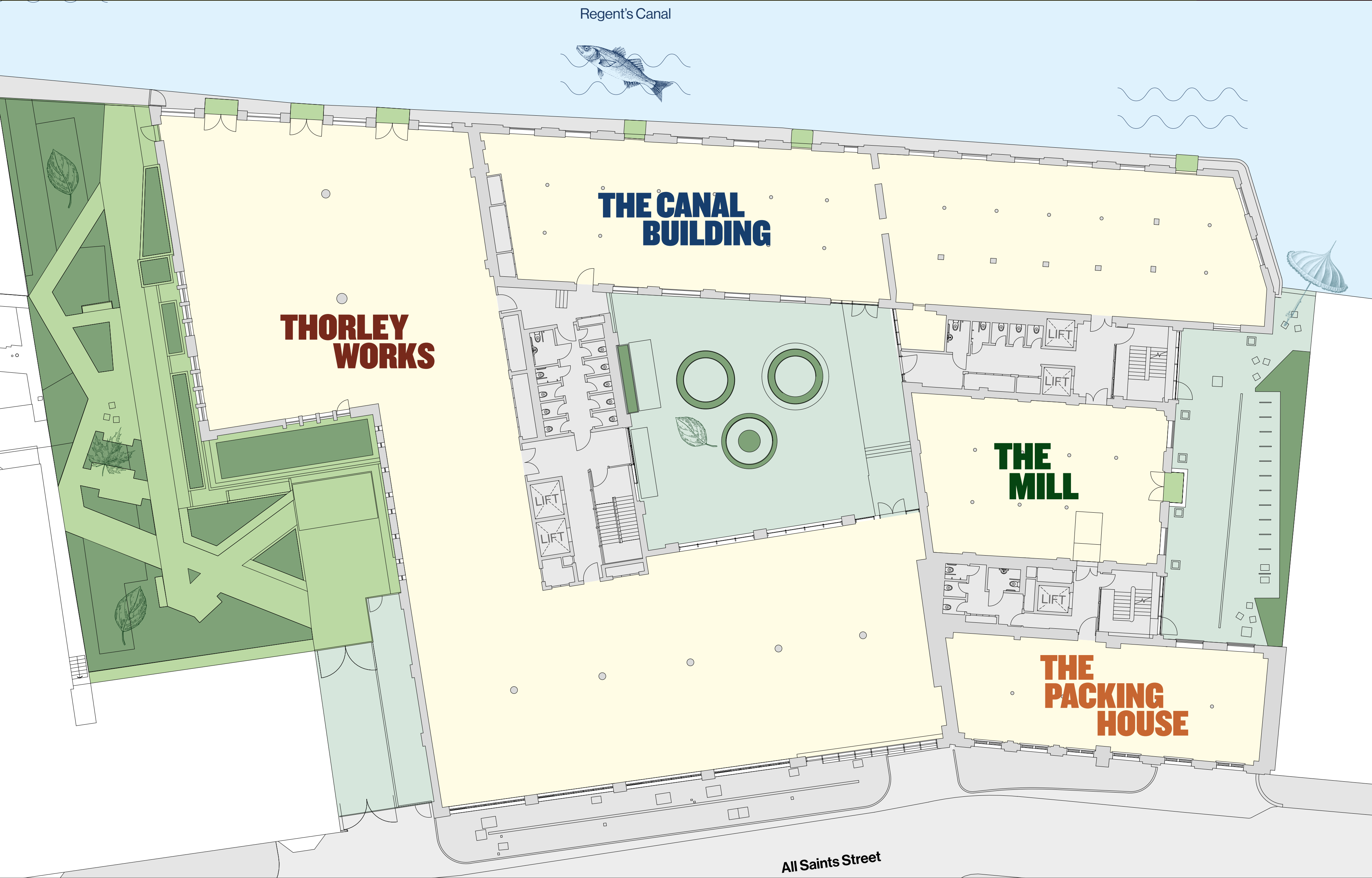




# LEVEL ONE



## LEVEL ONE



### THORLEY WORKS

11,172 sq ft office  
78 sq ft outdoor space

### THE CANAL BUILDING

5,541 sq ft office  
55 sq ft outdoor space

### THE MILL

1,875 sq ft office  
29 sq ft outdoor space

### THE PACKING HOUSE

1,705 sq ft affordable workspace

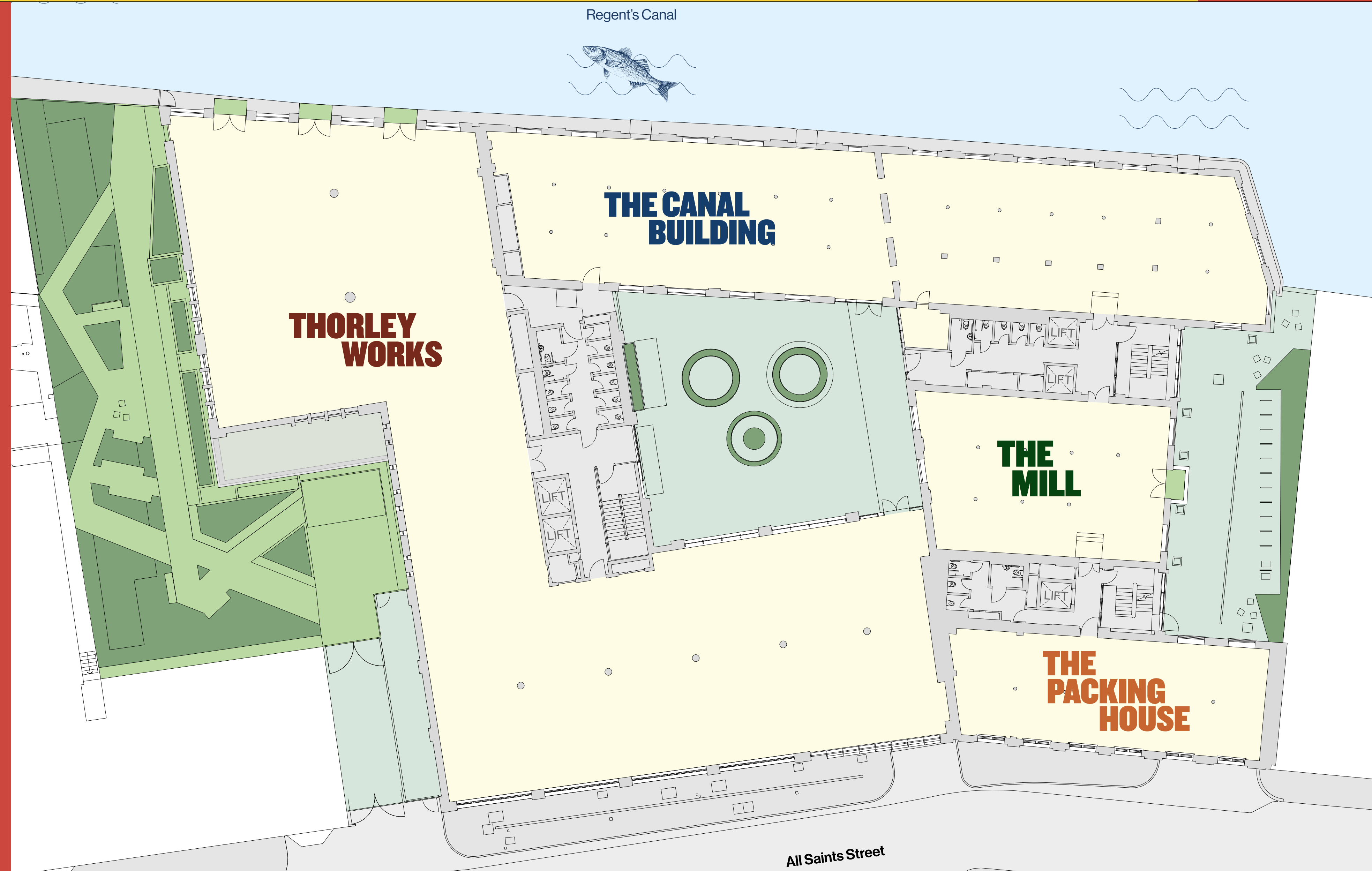


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# LEVEL TWO



## LEVEL TWO



**THORLEY  
WORKS**

11,165 sq ft office  
78 sq ft outdoor space

**THE CANAL  
BUILDING**

5,588 sq ft office

**THE MILL**

1,894 sq ft office  
23 sq ft outdoor space

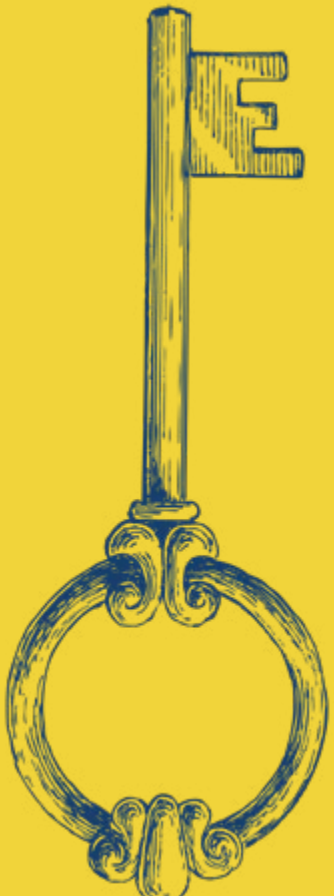
**THE PACKING  
HOUSE**

1,745 sq ft affordable workspace

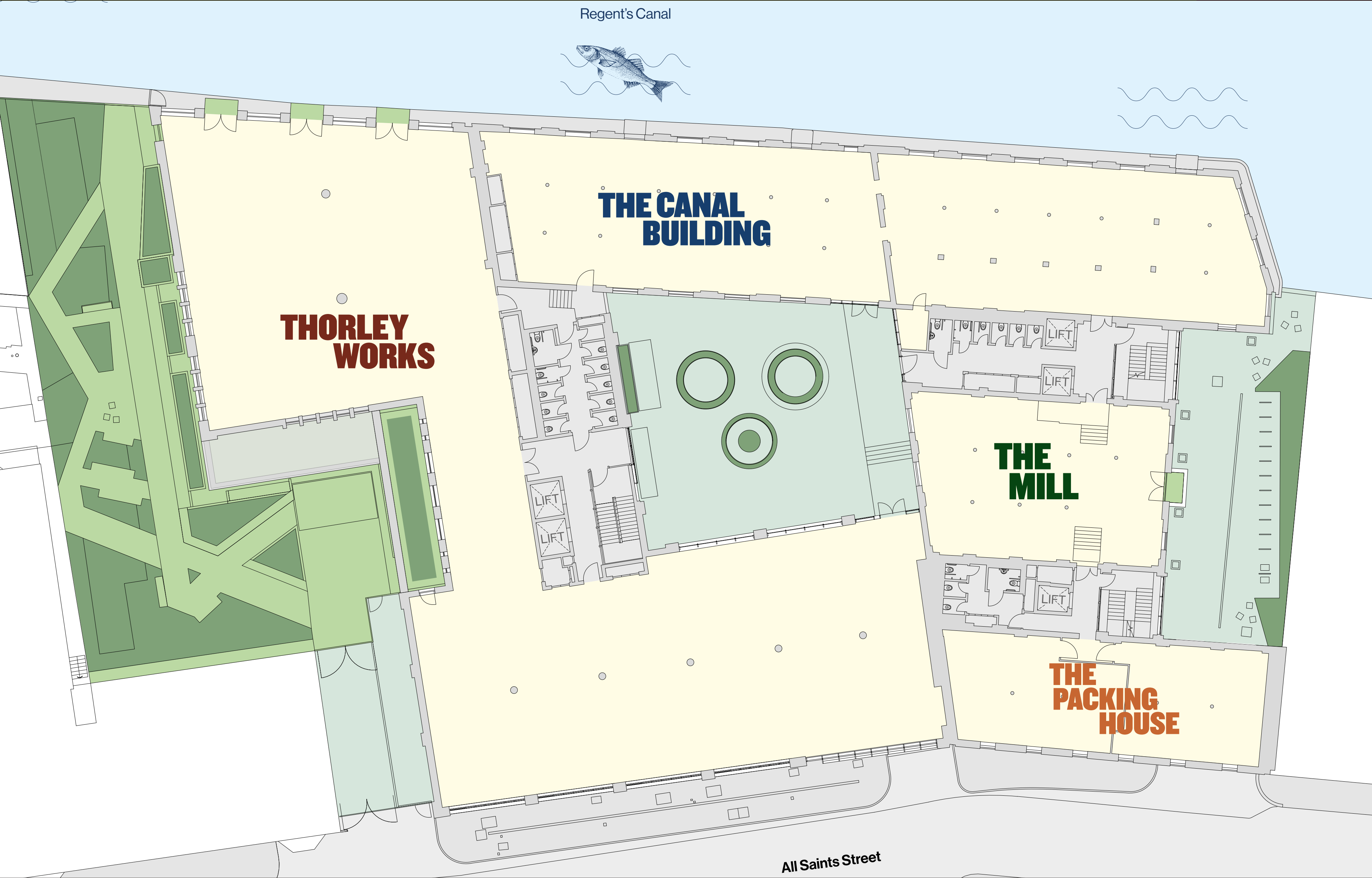




# LEVEL THREE



## LEVEL THREE



### THORLEY WORKS

10,727 sq ft office  
78 sq ft outdoor space

### THE CANAL BUILDING

5,608 sq ft office

### THE MILL

1,948 sq ft office  
22 sq ft outdoor space

### THE PACKING HOUSE

East 914 sq ft office  
West 780 sq ft affordable workspace

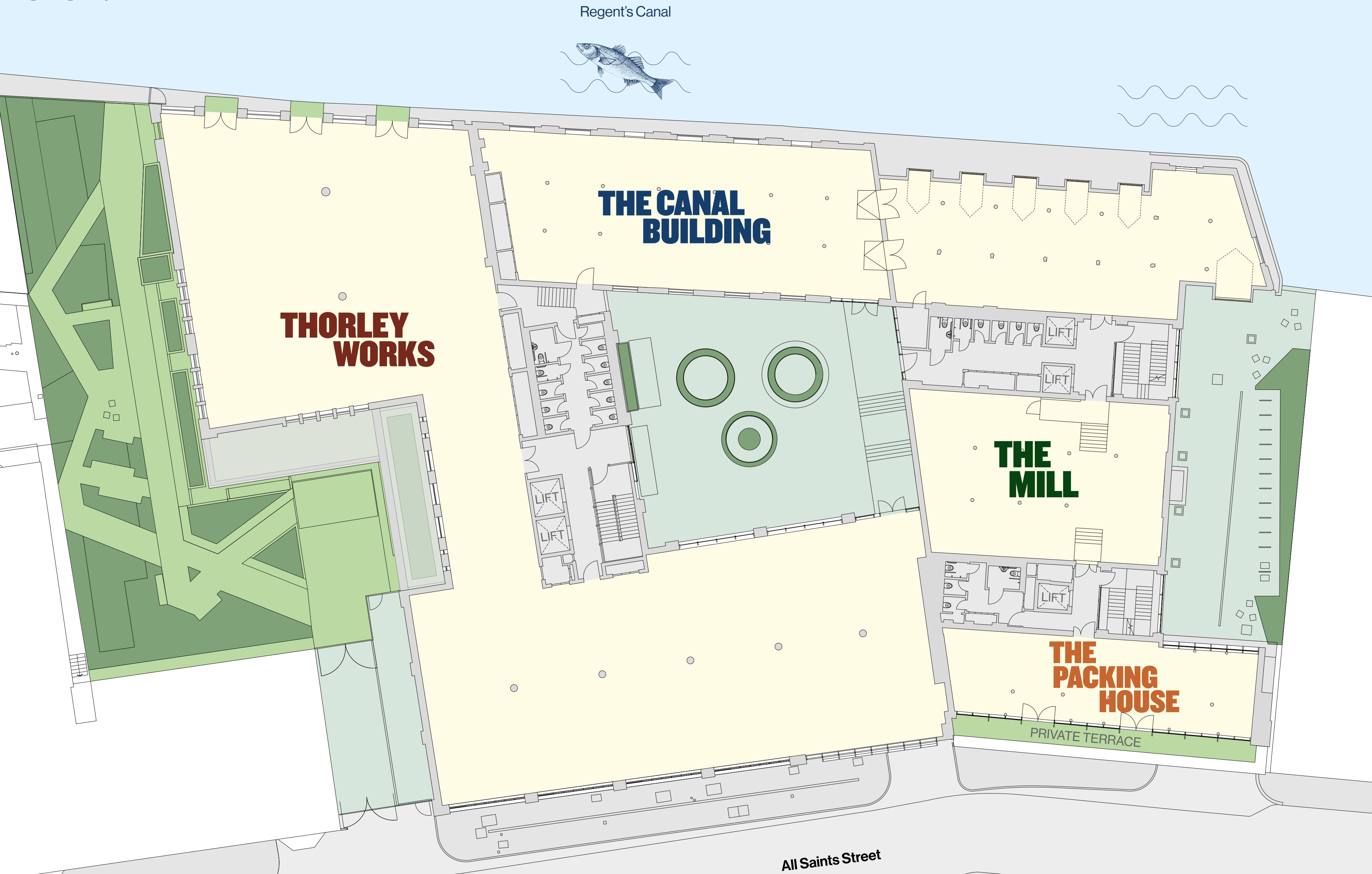




# LEVEL FOUR



## LEVEL FOUR



### THORLEY WORKS

10,752 sq ft office  
78 sq ft outdoor space

### THE CANAL BUILDING

6,604 sq ft office

### THE MILL

1,938 sq ft office

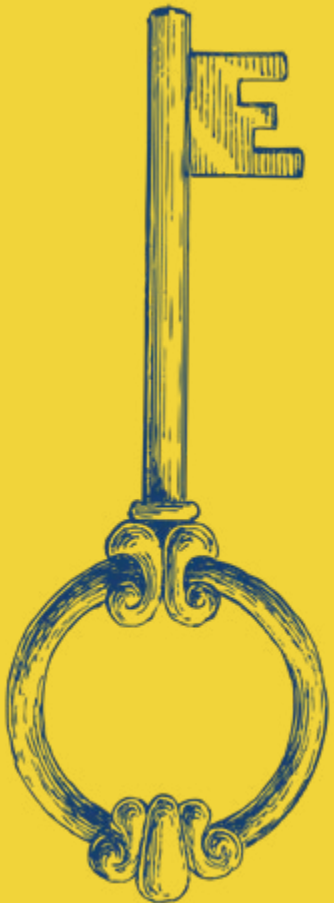
### THE PACKING HOUSE

1,295 sq ft office  
269 sq ft outdoor space

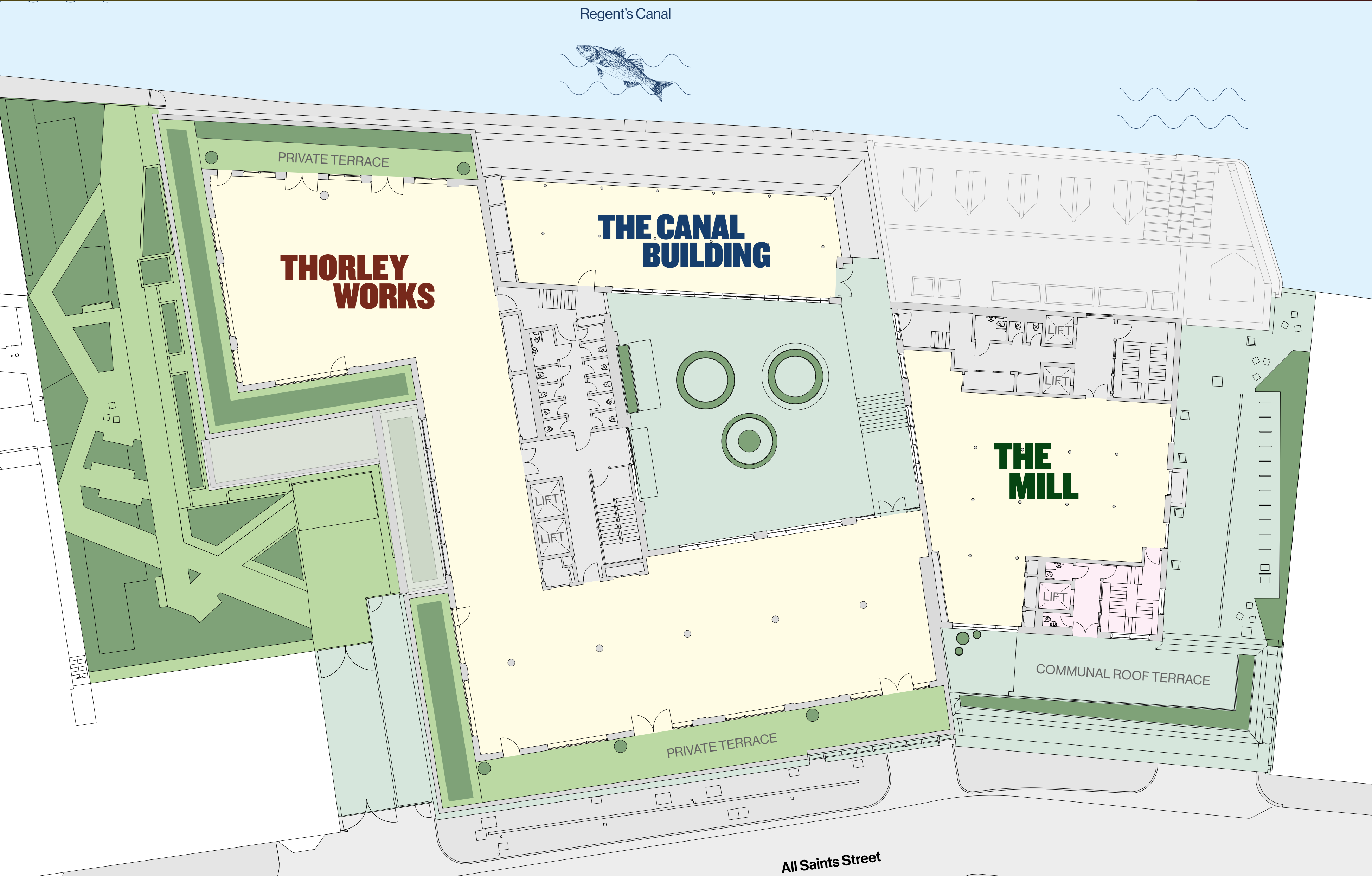




LEVEL FIVE



LEVEL FIVE



**THORLEY WORKS** 7,314 sq ft office  
1,765 sq ft outdoor space

**THE CANAL BUILDING** 6,604 sq ft office

**THE MILL** 2,355 sq ft office

**THE PACKING HOUSE** 1,475 sq ft communal terrace



# PROPRIETORS OF PROGRESS



The development of Regent's Wharf is being undertaken by BGO on behalf of Welput.

Welput was formed in 2001 and is the largest unlisted specialist real estate trust that invests in Central London offices. It holds a diversified portfolio of ten Central London office properties valued at over £940 million (31 December 2022).

[welput.london](https://welput.london)



BGO is a leading global real estate investment manager with \$83 billion of assets under management. The London team of BGO (formerly known as Grafton Advisors) is a leading manager and developer of real estate in Central London, having developed over 3.3 million sq ft since inception and currently with 1.2 million sq ft of commercial buildings under management (31 December 2022).

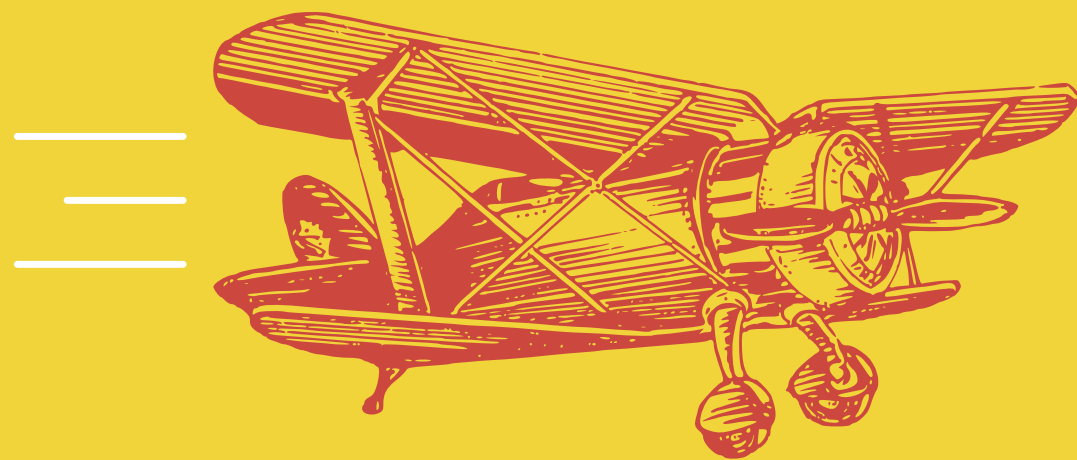
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Hawkins\Brown are an internationally-renowned award winning practice of over 250 architects, interior designers, urban designers and researchers. Founded in 1988, we bring a wealth of experience designing and delivering innovative and socially sustainable buildings across multiple sectors. People are at the heart of everything we do, from our design approach to the way our studio runs. Our talented designers bring a fresh and collaborative approach to each new design challenge, creating places with personality and purpose that are well-made, well-used and well-loved.

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